

3412 MARKET STREET | WILMINGTON, NC 28403

±2.0 ACRES WITH 9,000 SF RETAIL/FLEX ON MARKET STREET - GREAT VISIBILITY



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COMMERCIAL REAL ESTATE SITE SERVICES  
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RETAIL FOR SALE

## PROPERTY DETAILS

Prime commercial opportunity located at 3412 Market Street in Wilmington, NC, featuring a +/-2.0-acre parcel zoned CS (Commercial Services) within the City of Wilmington.

### SITE FEATURES:

- Fully paved and improved
- 235 feet of high-visibility frontage along Market Street
- Average daily traffic count of +/-35,000 vehicles
- Perpetual, non-exclusive ingress/egress and access easement shared with the adjacent CVS
- Excellent access and exposure with signage on Market St and Building

The property is currently owner-occupied by Fleet Lease Remarketing (FLR). Please contact Listing Broker to schedule a tour.

The CS zoning district supports a wide range of uses including light industrial, wholesale, storage, commercial service, repair, and distribution-based businesses, making the site highly versatile and complementary to the surrounding commercial and industrial activity.

While the current automotive-related use remains functional, the property's frontage, traffic counts, and strong surrounding retail presence suggest a compelling opportunity for retail or retail-flex redevelopment. This offering is well suited for owner-users, investors, or developers seeking a strategic location along one of Wilmington's most heavily traveled commercial corridors.

ADDRESS	3412 Market St
CITY	Wilmington
STATE	North Carolina
COUNTY	New Hanover
PARCEL ID	R04913-011-002-000
ACRES	+/- 2.0 Acres
ZONING	CS
# OF BUILDINGS	2
BUILDING A	+/-3,000 SF
BUILDING B	+/-6,000 SF
LIST PRICE	<b>\$3,195,000</b>



## BUILDING SPECIFICATIONS

### BUILDING A

OFFICE/SHOWROOM SF	+/- 3,000 SF
OFFICES	4 w/open showroom/cubicles
BATHROOMS	2
POWER	400A 240V Delta 3-phase Electrical
HVAC	2 Roof-top Units (RTUs)



### BUILDING B

SHOP/WAREHOUSE/OFC	+/-6,000 SF
COLUMNS	None, Clear Span
CLEAR HEIGHT	14' - 15'
POWER	2 200A 120/240V 1-phase Electrical Panels
LAYOUT	Small office w/breakroom

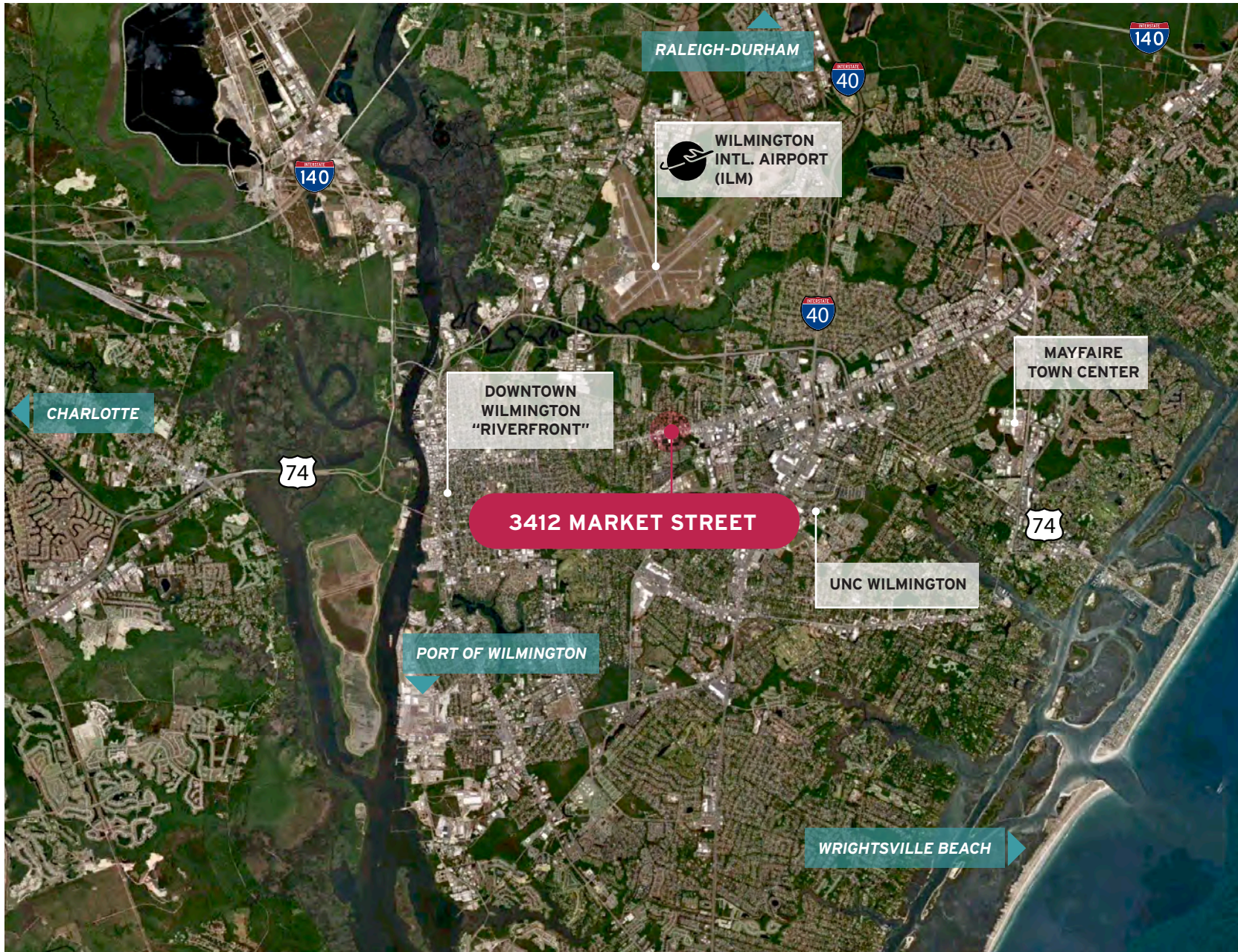


BATHROOMS	1
Doors	Grade Level Doors Six 12'W x 12'H Two 12'W x 14'H One 12' x 7'H

Some images have been digitally retouched



## LOCATION OVERVIEW



RALEIGH-DURHAM  
± 144 MILES

CHARLOTTE  
± 200 MILES

MAYFAIRE  
14 MINS

UNCW  
12 MINS

DOWNTOWN  
7 MINS

PARCEL DIMENSIONS



LOCATION OVERVIEW



## LOCATION OVERVIEW





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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.